

Riverwood CDD

Severn Trent Services Field Management Report Site Inspection – 11.30.15

1. Lake Management: Overall the system has minimal to no algae throughout system, during the inspection.

a. Lake Maintenance:

Lake management details are provided below.

RIVERWOOD LAKE INSPECTION FIELD SHEET						
DATE: 11.30.15						
By: M. Meadows						
						Severity
AW	Alligator Weed		HY	Hydrilla		VL = Very Low
CT	Cattails		PA	Planktonic Algae		L = Low
DF	Dog Fennel		PR	Primrose		M = Medium
DW	Duckweed		TG	Torpedo Grass		H = High
FA	Filamentous Algae		SE	Sedge		
MI	Miscellaneous Weeds		BT	Baby Tears		
HV	Climbing Hemp Vine		PW	Pennywort		
Lake #	Water Level	Clarity	Algae	Shoreline Weeds	Submerged Weeds	Additional Concerns, Comments
Lake #1	Med/High					
Lake #2 Wetland I						
Lake #3						Littorals have torpedo grass growing amongst beneficial plants.
Lake #4						
Lake #5						
Lake #6						
Lake #7						
Lake #8						
Lake #9						
Lake #10						
Lake #11	Med/High					Communicated to RCA the vegetation lake along the NE property line is the RCA's this area is starting to have extensive growth, and is starting to overhang the surface water and it is making it harder for this side of the lake to be accessed to treat surface water.
Lake #12	Med/High					
Lake #13						
Lake #14						
Lake #15						Fountain working
Lake #16	Med/High					Littorals have torpedo grass growing amongst beneficial plants.
Lake #17	Med/High					
Lake #18	Med/High					

Lake #19	Med/High				
Lake #20	Med/High				
Lake #21	Med/High				
Lake #22					
Lake #23	Med/High				Stabilization project continues to move forward. Fuel & supplies need to be brought in every morning, after that entrance for the crew are through Eagle Trace properties.
Lake #24	Med/High	High			3 Oleandra's have been planted in the lake easement. 1 Alligator
Lake #25					
Lake #26					
Lake #29	Med/High				Fountain Working; Need approximately 4 bunches of woody shrubs removed off banks; 3 bunches of wax myrtle and 1 Brazilian pepper
Lake #30					
Lake #34					
Lake #36	Med/High				Noticeable amount of grass clippings. No Mow Zone has been mowed.
Lake #37	Med/High				Approximately 30 bunches of woody plants including wax myrtles on the edge of pond need to be removed. Littorals have torpedo grass growing amongst beneficial plants.
Reclaim					

- b. **Algae:** Minimal
- c. **Littorals:** Several lakes continue to have torpedo grass growing amongst beneficial plants.
- d. **Submerged:** Noticeable amounts of hydrilla in the upper chain of lakes, as the water levels continue to drop.
- e. **Grass Clippings:**
Minimal, however during the mowing of the no mow zones several lakes had a lot along the shoreline.
- f.
- g. **Landscape Vegetation Debris:** No issues.
- h. **Fish:** No issues.
- i. **Trash in Lakes:** Minimum to none.
- j. **Shoreline Landscaping:** No issues.
- k. **Bulkheads:** No issues observed.
- l. **Fish Barrier:** No issues observed.
- m. **Control Structures:** No issues observed.
- n. **Fountains:** Working, last scheduled maintenance 11.12.15
- o. **Beautiful Ponds, Lake Report,**
- p. **Lake Bank Erosion:** Lake 23 Stabilization Project ongoing, Lake

2. Preserves:

Preserve	New Issue or Ongoing Work
A	*
B	*
C	*
D	*
E	*Survey stakes have been replaced with the Green Permanent Markers
F	*
G	*
H	*
I	*
J	*Along golf course area, behind the south side of BayRidge Neighborhood the golf course was dumping golf course cuttings, asked the workers not to continue this practice. Preserve J, behind 3315 Osprey Lane, Pool being built by Casa Pools, BMP Silt Fence containment not surrounding the entire spoil pile. Property next door is being damage. Reported to RCA, they are already aware and addressing issues.
K	*
L	*
M	*
N	*
O	*Preserve O has recently had Brazilian pepper and other exotics removed. One large Willow has fallen, due to the lack of support the Brazilian pepper had offered it, so it has split and fallen. The Willow and other woody debris is being reviewed and determined best method of removal.
P	*
Q	*
R	*
S	*
T	*
U	*
V	*
W	*
AA	*
BB	*

*Preserve 4th quarter work should be completed by November with the report due in December.

This table was requested by the Environmental Committee. A place holder (*) will be included in this report monthly indicated the regular maintenance activities and when the report is due. Any specifics will be reported for the individual preserve monthly.

3. Facilities:

- **Pool House:**
 - Drain field recent added rock is working well, however, water is still staging on the far NW side of chain link fence. Need to determine, if this area has a drain that is clogged and/or need to add additional rock where water is staging.
 - Siding still needs to be fix.
- **Pumps, Pool Restroom, 12 Pool Lights, and Fencing Area:** Trash and large pieces of discarded junk are starting to accumulate behind the pool again. These items should be disposed of on a faster turnaround timeframe.
- **Pavilion:** No new issues.
- **Activity Center and Community Center:**
 - Leak in men's bathroom and Women's sink clogged.
 - Gutter down spot, front of Community Center still pinched and not set properly with tray.
 - Air conditioner area near Tennis Building is starting to accumulate clutter, items need to be discarded, if not needed, and remaining items should be stacked neatly. Also, Weeds need to be treated with herbicide.

- Backside of the tennis office is being used as a project staging/storage area. Items should be removed.
- Corrosion on the drinking water fountain at the tennis office needs to be addressed.
- Fire Hydrant, right outside of the gym near the women's and men's bathroom, glass window is not closing properly.
- Parking lot-still too much pine straw being added along the front entrance walkway. Pine straw ends up on top of the grates and causes draining issues with the overall parking lot.
- Mechanical Room (Outside entrance by pool) needs to be cleaned out. Clutter is starting to build up. Inside Mechanical Room/Storage (Enter through the gym) too much clutter and needs organization. Solution: Breaking down large boxes and storing flat, and also looking into storage unit (on/offsite)
- **Pool Pavers:** No new issues.
- **Signage:** No new issues.
- **Portico:**
 - Several wasp nest found up under the roof rafters.
 - Pond fronds have been started to be cut back up off the roof. Fronds should be cut further back and on a routine bases.

4. Sports Courts:

- a. **Bocce Courts, Croquet Field, Basketball Court, Horseshoe Pits:** No new issues.
- b. **Tennis Courts:** Vegetation still overhanging the fence line and it should be cut back by five feet minimum.

5. Kids Playground: No new issues.

6. Dog Park & Perimeter Fence: No new issues.

7. Roadways including Asphalt, Signage/Landscaping, Common Grounds: No new issues.

8. Sidewalks: No new issues.

9. Storm Drainage System: No new issues.

10. Irrigation System: No new issues. Discussion on placing bollards in front of the irrigation pump fenced area has taken place. This area needs to be maintained clear, so the area, can be worked on upon need.

11. RV Parking Lot: No new issues.

12. WWTP and Golf Course Maintenance: No new issues. Grass is being cut more often, and it appears to be better kept. Water levels in reclaim pond are routinely high. Brazilian pepper along pond banks may cause erosion issues long term.

13. Non CDD Issues Observed: No new issues.

14. Resident Issue: 3344 Pennyroyal has place landscape plants on the lake maintenance easement and planted in the preserve. 3438 Pennyroyal, a large old Willow has split and fallen, and there is woody debris that needs to be hand removed.

15. Fish/Wildlife Observations:

This month there was a high amount of wildlife seen throughout the property.

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Bream | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gambusia |
| <input type="checkbox"/> Egrets | <input type="checkbox"/> Herons | <input type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Osprey | <input type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter | <input checked="" type="checkbox"/> Alligators | <input checked="" type="checkbox"/> Snakes |
| <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: | | |

16. WWTP Maintenance Building: No new issues.

17. Beach Club Report:

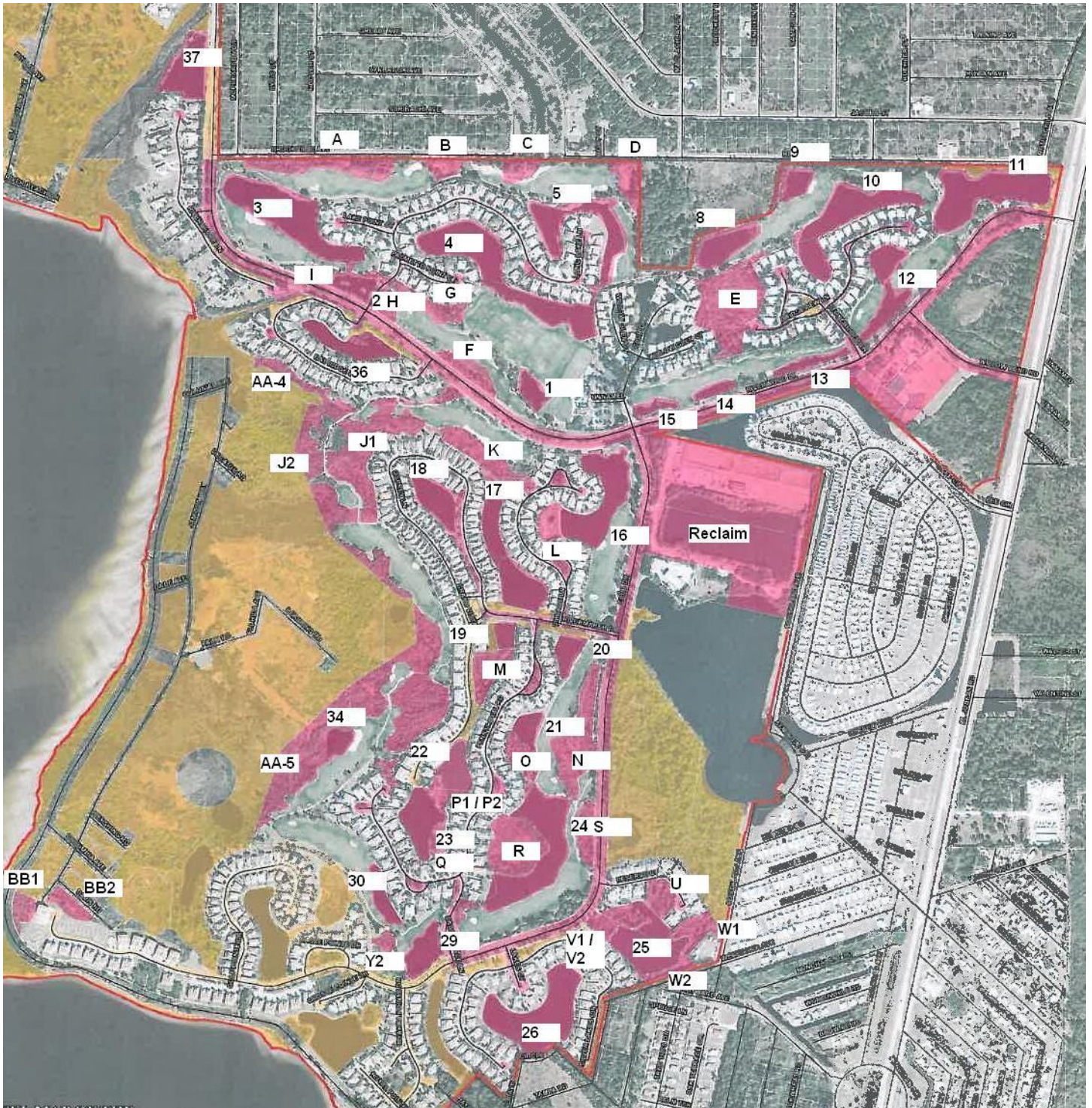
PROJECT	DATE APPROVED	AMOUNT APPROVED	ACTUAL COST	UNDER / OVER BUDGET	NOTES
Gutter Replacement	9/15/2015	700.00	735.00	35.00	Completed with an addition of a downspout that the property was missing for \$35. This was added to job upon installation.
Stump Removal	9/15/2015	1,300.00	-	(1,300.00)	Needs to be completed. Contacted vendor to come and finish. Waiting for a date.
Gate Upgrade	9/15/2015	3,400.00	1,898.52	(1,501.48)	Installation re-scheduled for 11/4
Decking/Ramp Project		80,000.00	60,000.00	(20,000.00)	Final stage of the project underway with finishing up the punch list. Monday 12/7 CPH will be doing a final inspection
Total		85,400.00	62,633.52	(22,766.48)	

Revised 12.03.15

Follow up summary:

Riverwood CDD	
Follow Up Tasks Summary	
Follow Up Task	Action or Completed
CDD Tasks	
Preserve Boundaries & Survey	Preserves staked need to hae permanent markers put in place; Preserve E Permanent markers completed
Facilities, Parking Lot Perimeter Wall, Vegetation: Items listed in the June Inspection Report dated (06/02 & 06/03/2015) not completed: 1. Parking Lot Perimeter Wall: Weeds and unkempt appearance. 2. Vegetation along the Perimeter Fence and Behind Tennis Court needs to be addressed.	Pine straw appears to be added in some areas, but weeds still need to be addressed, and area needs some type of bedding material added. No action, as of 7/9/2015.
Maintenance area: Debris pile of landscape vegetation and dirt	Needs to be scheduled to have removed

CDD Lakes document has been added for reference.



This project list serves as a valuable resource, so it has been added.

PROJECT	PROPOSAL DATE	AMOUNT APPROVED	ACTUAL COST	UNDER / OVER BUDGET
RW Rear Gate Upgrade	9/15/2015	8,000.00	3,977.26	● (4,022.74)
RW Front Gate Software Upgrade	9/15/2015	12,000.00	5,752.81	● (6,247.19)
Pool Cover for winter months	Still getting bids for project. 1 bid is in.		-	● -
Pool Electrical and Heater Upgrade	10/13/2015	50,000.00	14,809.00	● (35,191.00)
Pool mechanical Area R&M	9/15/2015		-	● -
Maintenance Rd. Fence	8/10/2015	1,200.00	1,089.00	(111.00)
Salt Water System for RW Pool	2 proposals being brought to december BOS		-	-
Pool Storm drain Upgrade	Waiting for Activities Center upgrade		-	-
Pressure Washing of sidewalks and curbs	9/17/2015	15,000.00	-	(15,000.00)
Pool paver and wall repair/ Geo technical survey	10/7/2015	870.00	-	(870.00)
Lake 23 Bank Stabilization			-	-
Lake 30 Bank Stablization		72,814.50	-	(72,814.50)
Total		159,884.50	25,628.07	● (134,256.43)

Revised 12.03.15